



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

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October 9, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California

Dear Supervisors:

**NEW AVALON LIFEGUARD/PARAMEDIC STATION PROJECT  
APPROVE PLANS AND SPECIFICATIONS AND  
ADVERTISE FOR BIDS  
SPECS. F0007; C.P. 69488  
(FOURTH DISTRICT) (3-VOTES)**

**JOINT RECOMMENDATION WITH THE FIRE CHIEF THAT YOUR BOARD, ACTING  
AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION  
DISTRICT OF LOS ANGELES COUNTY:**

1. Acting as a responsible agency under the California Environmental Quality Act (CEQA), with respect to the New Avalon Lifeguard/Paramedic Station Project, consider the Amended Mitigated Negative Declaration (Enclosure A) adopted by the City of Avalon, as lead agency, together with comments received during the public review process; find that the project will not have a significant effect on the environment, and certify that the Board has independently considered and reached its own conclusions regarding the environmental effects of the proposed project, and approve the Amended Mitigated Negative Declaration.
2. Approve the total project budget for the New Avalon Lifeguard/Paramedic Station Project (C.P. No. 69488) in the amount of \$3,897,325.
3. Adopt plans and specifications for construction of the New Avalon Lifeguard/Paramedic Station Project, located at 440 Avalon Canyon Road in the City of Avalon, at an estimated construction contract cost of \$2,650,000, and instruct the Executive Officer of the Board to advertise for bids to be

Board of Supervisors  
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Fifth District

received and opened on November 6, 2007, in accordance with the Instruction Sheet for Publishing Legal Advertisements (Enclosure B)

4. Authorize the Fire Chief of the Consolidated Fire Protection District (the Fire District) to revise and execute necessary and appropriate changes to the plans and specifications, including issuing appropriate addenda, as required prior to the closing time for bids provided such changes do not increase the estimated cost of construction.
5. Authorize the Fire Chief to extend the bid period at his discretion by a maximum of three weeks by publishing an amendment to the Notice Inviting Bids.
6. Authorize the Fire Chief to receive bids at 900 S. Fremont Avenue, Alhambra, CA 91803, on the date and time prescribed on the Notice Inviting Bids (Enclosure B), on behalf of the Board of Supervisors.
7. Authorize the Fire Chief to execute a consultant services agreement with the apparent lowest responsible and responsive bidder to prepare a baseline construction schedule that conforms to the applicable contract and bid specifications for a not-to-exceed fee of \$5,000 funded by existing project funds and to establish the effective date following Board approval.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the above recommendations will allow the Fire District to advertise for construction bids for the New Avalon Lifeguard/Paramedic Station Project in the City of Avalon, with a projected completion date of January 31, 2009.

On September 13, 2005 your Board approved a Donation Agreement (the Agreement) in which the City of Avalon (the City) has agreed to donate an acceptable parcel of land to the Fire District for the purpose of constructing a new lifeguard/paramedic station.

On September 12, 2006 your Board accepted the donated parcel from the City of Avalon and acting as the responsible agency under the California Environmental Quality Act, certified the Amended Mitigated Negative Declaration.

The proposed project is a two-story, 7,005 square foot lifeguard/paramedic station which consists of a two-bay apparatus area for housing a paramedic truck, a utility vehicle and watercraft trailers; an office with storage rooms; a reception area, with a

public ADA restroom; living quarters to include a kitchen, a living/dining room; and dormitories for up to eight shift personnel. The architectural plan conforms to the Fire District's New Station Prototype design/construction specifications adopted in 1999 and complies with ADA and State Health and Safety requirements.

Design activities will also include a review of appropriate and feasible sustainable and/or "green design" features that can be incorporated into the project scope and a determination of the potential for certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

The plans and specifications for the proposed project are now complete, and the City has issued permits for the project. The Fire District is recommending that your Board advertise for construction bids to implement the proposed project which will improve ocean lifeguard and emergency medical services to the constituents of the City of Avalon. The Fire District anticipates returning to your Board with a recommendation to award a construction contract in December, 2007.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

Completion of the proposed project complies with the County's Strategic Plan Goal of Service Excellence to better provide ocean lifeguard and emergency medical services to the City of Avalon.

#### **FISCAL IMPACT**

The estimated construction cost for this project is \$2,915,000 and includes an estimated base contract of \$2,650,000 and a ten percent change order fund of \$265,000. Sufficient funding will be available in the Fire District's FY 2007-08 Capital Projects Budget to fund construction and related costs of the proposed project. The total project cost estimate for the New Avalon Lifeguard/Paramedic Station Project is \$3,897,325. The Project Schedule and Budget Summary are detailed in Enclosure C.

The proposed project is funded by the Fourth Supervisorial District's Various Capital Improvements funds (CP 77046).

There is no impact to net County cost.

### **OPERATING BUDGET IMPACT**

Following construction of the proposed lifeguard/paramedic station, the Fire District anticipates incurring start-up costs of \$42,000 for furniture and other equipment. On-going annual operating costs for the proposed new lifeguard/paramedic station are estimated at \$10,800 which is \$26,400 less than current operating costs for lifeguard/paramedic operations that are currently being provided to the City of Avalon. In accordance with the renegotiated Services Agreement between the City and the Fire District which was approved by your Board on September 13, 2005, the Fire District is reimbursed 100 percent of the beach lifeguard costs, and due to paramedic and rescue boat regional responsibility outside the City's boundaries, the City funds 30 percent of the total cost (S&EB plus overhead) for the Paramedic Baywatch Avalon program.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The plans and specifications will be on file at the Department of Public Works, 900 S. Fremont Avenue, Alhambra, CA 91803, where interested persons may examine them. Should copies be desired, they may be obtained from the above address.

The consultant services agreement for preparation of the baseline construction schedule is approved as to form by the County Counsel.

Upon your Board's authorization to award a construction contract, a standard contract in the form previously approved by County Counsel will be executed between the Fire District and the apparent lowest responsive and responsible bidder. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract, if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require

each subcontractor to notify its employees about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

As required by your Board, the project cost includes one percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art policy adopted on December 7, 2004.

Bidders will be required to show full compliance with Los Angeles Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

To ensure that the contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, their civil litigations history, and information regarding prior criminal convictions. The information reported will be considered before making a recommendation to award.

#### **ENVIRONMENTAL DOCUMENTATION**

In accordance with the provisions of the California Environmental CEQA and the County Environmental Reporting Procedures and Guidelines, an Amended Mitigated Negative Declaration (AMND) was prepared by the lead agency, the Planning Department of the City of Avalon, and made available for public comment from April 7, 2006 through April 28, 2006. The approving agency, the Avalon City Council, held a public hearing on the proposed project on May 2, 2006 and determined that the project with the proposed mitigation measures will not have a significant effect on the environment. The City sent a Notice of Determination (NOD) to the Los Angeles County Clerk, and the NOD was filed November 30, 2006. No challenge to the City's determination was received from the public.

On September 12, 2006, your Board accepted from the City of Avalon the conveyance of the real property for the site of the new lifeguard/paramedic station, and as part of that action accepting the conveyance, your Board, acting as a responsible agency, reviewed and considered the AMND adopted by the City of Avalon, determined that AMND adequately addressed the environmental impacts of the project, and adopted the AMND.

With respect to your Board's approval of the construction of the New Lifeguard/Paramedic Station Project, the District also acts as a responsible agency for the purposes of CEQA, and therefore we recommend that your Board find that the

project will not have a significant effect on the environment, certify that the Board has independently considered and reached its own conclusions regarding the environmental effects of the proposed project, and that your Board approve the Amended Mitigated Negative Declaration for this purpose.

### **CONTRACTING PROCESS**

Advertising for construction bids will be in accordance with the County's standard "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B). Following receipt of bids, the Fire District will return to your Board to request award of a construction contract award, tentatively scheduled for November 31, 2007.

As requested by your Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with the County" website.

The District has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to this construction contract, as this contract is for non-Proposition A services.

Participation by Communities Business Enterprises (CBE) in the project will be encouraged through the CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

The apparent lowest bidder must prepare a baseline construction schedule that conforms to the Fire District's schedule specification before a construction contract is awarded. Bid specifications provide that if the apparent lowest bidder fails to complete an acceptable schedule, the Fire Chief may return to your Board to recommend that the bidder be determined non-responsible and recommend awarding the construction contract to the next lowest bidder that produces an acceptable baseline schedule.

### **IMPACT ON CURRENT SERVICES**

There will be no negative impact on current County services or projects during or after construction. Lifeguard and paramedic services will continue uninterrupted in the City of Avalon during construction.

The Honorable Board of Supervisors  
October 9, 2008  
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**CONCLUSION**

Please return one adopted copy of this letter to my office, and one adopted copy to the Fire District.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer



P. MICHAEL FREEMAN  
Fire Chief

WTF:PMF:DL  
JSE:DJT:SW:z

Enclosures (3)

c: Executive Officer  
County Counsel  
Department of Public Services  
Office of Affirmative Action

**AMENDED  
MITIGATED NEGATIVE DECLARATION  
CITY OF AVALON  
AVALON CIVIC CENTER, CITY OF AVALON FIRE STATION,  
DAY CARE FACILITY, SKATE PARK AND LOS ANGELES COUNTY  
LIFE GUARD FACILITY**

**Environmental Checklist Form**

1.	Project title: Los Angeles County Life Guard Facility		
2.	Lead agency name and address: City of Avalon P.O. Box 707 Avalon, CA 90704		
3.	Contact person and phone number: Pete Woolson, Planning Director, City of Avalon, 310/510-0220, ext. 116.		
4.	Project location: approximately 400 Avalon Canyon Road, Avalon, CA 90704 (Site also known as Las Casitas)		
5.	Project sponsor's name and address: City of Avalon		
6.	General plan designation: Resort Recreational	7.	Zoning: Resort Recreational
8.	Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) Construction of new life guard facility to include storage of equipment, administrative offices and staff housing.		
9.	Surrounding land uses and setting: Avalon Canyon, bordered on the SW side by Golf Course, SE by Avalon City Hall, Day Care Facility, S by Recreation Field and N by Avalon Fire Station and Avalon Canyon Road.		



10.	Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)  N/A

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

x	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources	x	Cultural Resources		Geology /Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	x	Noise		Population / Housing
	Public Services	x	Recreation	x	Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has

	been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature <i>Pete W Dolan, Planning Director</i>	Date <i>04/03/06</i>
Signature	Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

#### SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
<b>IV. BIOLOGICAL RESOURCES – Would the project</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<b>V. CULTURAL RESOURCES – Would the project</b>				
a) Cause a substantial adverse change in the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
significance of a historical resource as defined in '15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
<b>VI. GEOLOGY AND SOILS -- Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY</b> -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?				X
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XI. NOISE B Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<b>XII. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>XIII. PUBLIC SERVICES</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION --</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		X		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
<b>XV. TRANSPORTATION/TRAFFIC -- Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<b>XVI. UTILITIES AND SERVICE SYSTEMS B</b> Would the project:				
a) Exceed wastewater treatment requirements of				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

## Notice of Determination

Form C

To: ☐ Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

☒ County Clerk  
County of Los Angeles  
12400 E. Imperial Hwy. Room 2001  
Norwalk, California 90650

From: (Public Agency) City of Avalon  
P.O. Box 707, 410 Avalon Canyon Road  
Avalon, CA 90704

(Address)

### Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Los Angeles County Life Guard Facility

### Project Title

Pete Woolson

310/510-0220, ext. 116

State Clearinghouse Number  
(If submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone/Extension

400 Avalon Canyon Road, City of Avalon, County of Los Angeles

### Project Location (include county)

### Project Description:

New Life Guard Facility to include storage of equipment, administrative offices and staff housing.

This is to advise that the City of Avalon has approved the above described project on  
May 2, 2006 and has made the following determinations regarding the above described project:  
(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:  
410 Avalon Canyon Road, Avalon, CA 90704

  
Signature (Public Agency)

May 8, 2006  
Date

City Manager  
Title

Date received for filing at OPR:

January 2004

## **CITY OF AVALON**

### **AMENDED MITIGATED NEGATIVE DECLARATION AVALON CIVIC CENTER, CITY OF AVALON FIRE STATION, DAY CARE FACILITY, SKATE PARK AND LOS ANGELES COUNTY LIFE GUARD FACILITY**

#### **MITIGATION MEASURES**

**Date of Preparation:** April 3, 2006

**Project Description:** Los Angeles County Life Guard Facility

**Project Location:** approximately 400 Avalon Canyon Road (Site also known as Las Casitas)

**Project Proponent:** City of Avalon

Discussion of potential Environmental Impacts as highlighted in the Environmental Checklist  
Form and Mitigation Measures:

**Aesthetics:** *Would the project: d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less than Significant with Mitigation Incorporation)* The project will add new outside light sources and has a potential to introduce light and glare into the immediate area:

**Mitigation:** The lighting plan for the project shall be designed with light fixtures that are directed and shielded away from residential areas. Lighting for the project will be at the minimum level required for acceptable security and safety.

**Cultural Resources:** *Would the project: d) Disturb any human remains, including those interred outside of formal cemeteries? (Less than Significant with Mitigation Incorporation).* The project site is known to potentially contain Native American remains and artifacts. Excavation required for the construction of the project could disturb these remains and artifacts.

**Mitigation:** All construction and excavation for the project shall be fully subject to the provisions of the City of Avalon's Adopted Policies Regarding the Protection and Preservation of Native American Cultural Resources and the State of California Professional Guide for the Preservation of and Protection of Native American Remains and Associated Grave Goods.

**Noise:** *Would the project result in: d) A substantial temporary or periodic increase in ambient*

*noise levels in the project vicinity above levels existing without the project? (Less than Significant with Mitigation Incorporation).* The project will have a potential to increase existing noise levels and expose people to severe noise levels. The Life Guard facility will function as a base of operations and will operate vehicles that utilize sirens in an emergency response mode.

**Mitigation:** The Life Guard facility shall incorporate landscaping to reduce noise levels emitting from vehicles. The noise impacts of the life guard station are largely non-addressable and must be considered an acceptable tradeoff for public safety.

**Recreation:** *Would the project: a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (Less than Significant with Mitigation Incorporation)* The project proposes to occupy a site currently used by the community as an open play basketball court.

**Mitigation:** The applicant proposes to provide funding towards relocation of a basketball half-court facility where feasible.

**Transportation/Traffic:** *Would the project: a) cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. (Less than Significant with Mitigation Incorporation).* The project will generate additional vehicular movement and create a demand for additional parking. This could increase traffic hazards to motor vehicles, bicyclists and pedestrians especially where the driveway enters Avalon Canyon Road.

**Mitigation:** The applicant will include employee parking in the design of the facility. The City has provided hazard warning lights installed on Avalon Canyon Road to warn of emergency vehicles entering the roadway.



## COUNCIL ACTIONS

May 2, 2006

**CALL TO ORDER:** 7:00 p.m.

**ANNOUNCEMENTS:** Mayor Kennedy commented upon the good attendance at the Public Utilities Commission's hearings on Southern California Edison's proposed water rate increase, and the success of the school dance held to raise funds for high school student European trip, the Health Fair, and opening of the Nature Center (formerly the Interpretive Center); that Hogsback would be closed beginning May 5 for repairs, that May 15-19 is "Bike to Work" week and that the Santa Catalina Island Company will be replacing the flag pole at Casino Point.

**PRESENTATIONS:** Lt. Pat Hunter introduced Lt. Cheryl Newman who gave a presentation regarding Sheriff Leroy Baca's proposed "Gang Tax", an initiative measure proposing a sales tax increase which would result in additional funds for incorporated contract cities and the Los Angeles County Sheriff's Department.

Lt. Hunter introduced Deputy Dale Merchason and Sgt. Joe McDonald, new members of the Avalon Sheriff's Station staff.

**BUSINESS FROM THE AUDIENCE:** Doug Lord announced that after a long search, he has hired a marine mechanic who will be operating out of the shop formerly used by Phil Hernandez, but is seeking housing for him and asked the community for assistance.

It was announced that Dana Canby will be graduating from Annapolis at the end of May.

### ROLL CALL:

Bob Kennedy	Present
Tim Winslow	Present
Michael Ponce	Present
Scott Nelson	Present

At the regular meeting of the Avalon City Council, April 18, 2006, the following actions were taken:

### FILLING CITY COUNCIL VACANCY:

The City Attorney gave a report regarding the alternatives available to the City Council to fill the vacancy created by Bob Kennedy's election as Mayor. Nelson stated that in modern history, vacancies have been filled by appointing the next highest vote getter, and moved to appoint former city councilmember Dan O'Connor to fill the vacancy. The motion died for lack of a second. Mayor Kennedy stated that it might be more

appropriate to appoint someone to fill the vacancy until a special election; general discussion about the potential costs of a special election. Winslow moved to appoint former city councilmember John Regalado to fill the vacancy; the motion died for lack of a second. Nelson suggested that a special election with an interim appointment appeared to be acceptable to a majority of the City Council. Motion by Kennedy, Ponce seconded, to introduce the ordinance and the City Attorney read the title, as follows:

**"An Ordinance of the City of Avalon Pursuant to Government Code Section 36512 Regarding the Manner of Addressing Council Vacancies and Amending the Avalon Municipal Code"**

All Ayes (4-0).

Following discussion, there was a consensus to adjourn the meeting to a special meeting to be held on May 9, 2006, for further information regarding the cost of conducting a special precinct or mail ballot election and discussion of an appointment to fill the vacancy.

Motion by Ponce, seconded by Winslow, to appoint the City Council to serve as the Avalon Community Improvement Agency (ACIA) Board of Directors. All Ayes (4-0).

**CONSENT CALENDAR:**

Kennedy asked that Item No. 7 be pulled from the Consent Calendar. Motion by Nelson, seconded by Winslow - All Ayes (4-0), to approve Consent Calendar Item Nos. 4-6 and 8-10 as follows:

4. Approved a motion to waive further reading of ordinances.
5. Approved the warrants and payroll.
6. Adopted an ordinance to provide for issuance of a public service vehicle permit to the driver of the Isthmus-Long Beach Unified School District bus.
8. Adopted a resolution authorizing the exchange of unallocated CDBG funds for general funds with the First Supervisorial District.
9. Received memoranda from the City Manager regarding City Council travel and recommended conferences and establishment of a "City Council Fund Balance Policy", for discussion and action as part of the FY 2006-2007 Budget.
10. Adopted resolutions setting the amount to be paid by the City as Employer Paid Member Contributions and to be paid by the employee for members of the Avalon Harbor Employees Association, the International Association of Firefighters Local 2295, and the Avalon City Employees Association.

Item No. 7: Held a discussion regarding reasons for changing parade permit ordinance to designate the City Manager as the issuing officer. Motion by Kennedy; seconded by Ponce to introduce ordinance and pass to second reading and to approve a parade permit for a high school marching band which is visiting Avalon Schools this week to proceed while playing down Crescent and to Avalon Schools. All Ayes (4-0).

**PUBLIC HEARING:**

11. Opened a public hearing regarding the proposed Los Angeles County Fire Department Paramedic/Lifeguard facility at the Las Casitas/Civic Center site. Motion by Nelson, seconded by Winslow, to adopt the Amended Mitigated Negative Declaration for the Avalon Civic Center. All Ayes (4-0).

ADJOURNED TO MEETING ON MAY 9, 2006 at 8:48 p.m.

I, Pamela Albers, City Attorney for the City of Avalon, do hereby certify that the video recording of the City Council Meeting of May 2, 2006, is the official record of that Council Meeting and is on file and maintained in the office of the City Clerk and the foregoing actions are an accurate summary of the actions taken by the City Council.

  
\_\_\_\_\_  
Pamela Albers, City Attorney

**ENCLOSURE B**

**NEW AVALON LIFEGUARD/PARAMEDIC STATION PROJECT  
APPROVE PLANS AND SPECIFICATIONS AND ADVERTISE FOR BIDS  
SPECS. F0007; C.P. 69488**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code, Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8<sup>th</sup> Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<b><u>SD</u></b>	<b><u>SPECS</u></b>	<b><u>PROJECT</u></b>	<b><u>BID DOC FEE</u></b>	<b><u>DATE OF BID OPENING</u></b>
4	F0007	New Avalon Lifeguard/ Paramedic Station	\$75	11/06/07

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, 1<sup>st</sup> Floor, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office no later than 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11:00 a.m. on this date in the Architectural and Engineering Conference Room, 8<sup>th</sup> Floor, 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a B license classification at the time of bid. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

**PRE-BID CONFERENCE**

The Department of Public Works will hold a MANDATORY pre-bid conference at 11:00 a.m. on October 23, 2007, at the project site located at 440 Avalon Canyon Road in the City of Avalon, Catalina Island, to provide information on the project, bidding process, and answer any questions that the potential bidders may have. For further information, please contact Ms. Kathleen Gandara with Public Works Project Management Team at (626) 458-2566.

**Enclosure B Cont'd.**

**OTHER INSTRUCTIONS**

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 S. Fremont Ave.), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 S. Ave. Fremont), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del departamento al (626) 458-4081 o TDD (626) 282-7829, de Lunes a Jueves de las 7:00 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated August 15, 2006.

Specs. F0007      SACHI A. HAMAI, EXECUTIVE OFFICER  
OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES

**ENCLOSURE C**

**NEW AVALON LIFEGUARD/PARAMEDIC STATION PROJECT  
APPROVE PLANS AND SPECIFICATIONS AND ADVERTISE FOR BIDS  
SPECS. F0007; C.P. 69488**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Needs Assessment *	12/04
Project Feasibility *	04/20/05
Project Program *	07/20/05
Design Construction Document Submittal * Jurisdictional Approval*	06/15/06 07/15/06
Construction Bid and Award	12/04/07
Construction Substantial Completion Project Acceptance	12/08 01/09

\*Indicates completed activities.

Enclosure C Cont'd.

## II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Construction	
(a) Base Construction	\$ 2,650,000
(b) Change Order Fund	\$ 265,000
(c) Unforeseen Conditions	\$ 25,000
(d) Civic Art	\$ 38,973
<b>Subtotal</b>	<b>\$ 2,978,973</b>
Equipment	
(a) Telecommunications	\$ 60,000
(b) Utility Connection Fee	\$ 25,000
<b>Subtotal</b>	<b>\$ 85,000</b>
Design	
(a) Plans and Specifications	\$ 231,000
(b) Construction Administration	\$ 127,000
(c) LEED Certification	\$ 17,000
<b>Subtotal</b>	<b>\$ 375,000</b>
Consultant Services	
(a) Special Inspection	\$ 45,000
(b) Project Management	\$ 146,027
(c) Special Studies Archeo/ Paleo	\$ 12,000
<b>Subtotal</b>	<b>\$ 203,027</b>
Jurisdictional Review and Plan Check	\$ 28,475
County Services:	
(a) Affirmative Action	\$ 12,500
(b) Department of Public Works –Contract Administration	\$ 22,100
(c) LACoFD – PM Services	\$ 192,250
<b>Subtotal</b>	<b>\$ 226,850</b>
<b>TOTAL</b>	<b>\$ 3,897,325</b>